

Commonwealth of Massachusetts

Executive Office of Environmental Affairs ■ MEPA Office

ENF

Environmental Notification Form

For Office Use Only
Executive Office of Environmental Affairs
 EOE A No.: 14028
 MEPA Analyst: Bill GAGE
 Phone: 617-626-1025

The information requested on this form must be completed to begin MEPA Review in accordance with the provisions of the Massachusetts Environmental Policy Act, 301 CMR 11.00.

Project Name: Jefferson at Westford		
Street: Littleton Road Route 110		
Municipality: Westford, MA	Watershed: Concord	
Universal Transverse Mercator Coordinates: 303038 E 4716628 N Zone 19	Latitude: 42°34'37"N Longitude: 70°24'00"W	
Estimated commencement date: June 2008	Estimated completion date: Feb. 2010	
Approximate cost: \$52 million	Status of project design: 75 %complete	
Proponent: Jefferson at Westford, L.P.		
Street: 144 Turnpike Road – Suite 230		
Municipality: Southborough	State: MA	Zip Code: 01772
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Victor Sheen		
Firm/Agency: Jefferson at Westford, L.P.	Street: 144 Turnpike Road	
Municipality: Southborough	State: MA	Zip Code: 01772
Phone: (508) 786-0300	Fax: (508) 263-7525	E-mail: victor.sheen@jpi.com

- Does this project meet or exceed a mandatory EIR threshold (see 301 CMR 11.03)?
 Yes No
- Has this project been filed with MEPA before?
 Yes (EOEA No. _____) No
- Has any project on this site been filed with MEPA before?
 Yes (EOEA No. 5447) No
- Is this an Expanded ENF (see 301 CMR 11.05(7)) requesting:
- a Single EIR? (see 301 CMR 11.06(8)) Yes No
 - a Special Review Procedure? (see 301 CMR 11.09) Yes No
 - a Waiver of mandatory EIR? (see 301 CMR 11.11) Yes No
 - a Phase I Waiver? (see 301 CMR 11.11) Yes No

Identify any financial assistance or land transfer from an agency of the Commonwealth, including the agency name and the amount of funding or land area (in acres): **Ch. 40B Comprehensive Permit based application: Mass Development - \$47 Million Dollars**

Are you requesting coordinated review with any other federal, state, regional, or local agency?
 Yes No

List Local or Federal Permits and Approvals:

Westford Conservation Commission - NOI; Zoning Board of Appeals - Ch. 40B Comprehensive Permit; DEP - State NOI and Minor Groundwater Discharge Permit; Mass Highway permit(s) - Direct Access, Curb-Cut and Drainage.

Which ENF or EIR review threshold(s) does the project meet or exceed (see 301 CMR 11.03):

- | | | |
|--|---------------------------------------|--|
| <input checked="" type="checkbox"/> Land | <input type="checkbox"/> Rare Species | <input checked="" type="checkbox"/> Wetlands, Waterways, & Tidelands |
| <input type="checkbox"/> Water | <input type="checkbox"/> Wastewater | <input checked="" type="checkbox"/> Transportation |
| <input type="checkbox"/> Energy | <input type="checkbox"/> Air | <input type="checkbox"/> Solid & Hazardous Waste |
| <input type="checkbox"/> ACEC | <input type="checkbox"/> Regulations | <input type="checkbox"/> Historical & Archaeological Resources |

Summary of Project Size & Environmental Impacts	Existing	Proposed Design (250 units, 24' wide drive)	Alternate Design (268 units, 27' wide drive)	Total (Prop/Alt)	State Permits & Approvals
LAND					<input checked="" type="checkbox"/> Order of Conditions <input type="checkbox"/> Superseding Order of Conditions <input type="checkbox"/> Chapter 91 License <input type="checkbox"/> 401 Water Quality Certification <input checked="" type="checkbox"/> MHD or MDC Access Permit <input type="checkbox"/> Water Management Act Permit <input type="checkbox"/> New Source Approval <input type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input checked="" type="checkbox"/> Other Permits (including Legislative Approvals) – Specify: DEP Minor Groundwater Discharge Permit
Total site acreage	97.4 +/-				
New acres of land altered		18.74 +/-	18.99 +/-		
Acres of impervious area	0	8.7 +/-	8.9 +/-	8.7 / 8.9 +/-	
Square feet of new bordering vegetated wetlands alteration		4,994 BVW	9,016 BVW		
Square feet of new other wetland alteration		6,013 IVW	6,013 IVW		
Acres of new non-water dependent use of tidelands or waterways		N/A	N/A		
STRUCTURES					
Gross square footage	0	107,463 +/-	112,059 +/-	107.5k/112k +/-	
Number of housing units	0	250	268	250/268	
Maximum height (ft)	0	69' 3 1/2"	69' 3 1/2"	69' 3 1/2"	
TRANSPORTATION					
Vehicle trips per day	0	1,680	1,800	1,680/1,800	
Parking spaces	0	480	480	480	
WATER/WASTEWATER					
GPD of water use	0	45,496	48,642	45,496/48,642	
GPD water withdrawal	0	0	0	0	
GPD wastewater generation/ treatment	0	41,360	44,220	41,360/44,220	
Length of water/sewer mains (in miles)	0	1.49	1.49	1.49	

CONSERVATION LAND: Will the project involve the conversion of public parkland or other Article 97 public natural resources to any purpose not in accordance with Article 97?

Yes (Specify _____) No

Will it involve the release of any conservation restriction, preservation restriction, agricultural preservation restriction, or watershed preservation restriction?

Yes (Specify _____) No

RARE SPECIES: Does the project site include Estimated Habitat of Rare Species, Vernal Pools, Priority Sites of Rare Species, or Exemplary Natural Communities?

Yes (Specify _____) No

HISTORICAL /ARCHAEOLOGICAL RESOURCES: Does the project site include any structure, site or district listed in the State Register of Historic Place or the inventory of Historic and Archaeological Assets of the Commonwealth?

Yes (Specify _____) No

If yes, does the project involve any demolition or destruction of any listed or inventoried historic or archaeological resources?

Yes (Specify _____) No

AREAS OF CRITICAL ENVIRONMENTAL CONCERN: Is the project in or adjacent to an Area of Critical Environmental Concern?

Yes (Specify _____) No

PROJECT DESCRIPTION: The project description should include (a) a description of the project site, (b) a description of both on-site and off-site alternatives and the impacts associated with each alternative, and (c) potential on-site and off-site mitigation measures for each alternative (*You may attach one additional page, if necessary.*)

The project site is a 90.53 acre parcel with approximately 839 feet of frontage along Littleton Road (Route 110) in Westford, MA. A small portion (6.87 acre) of the site is located in Chelmsford, MA but will remain in its existing condition as part of the proposed development. Historic uses of the site include a gravel pit and stockpiling of soil at various locations. Access to the site is currently provided via an unpaved path at Littleton Road and an unpaved, gated path that connects to South Chelmsford Road. The existing site is primarily flat with the exception of the large stockpiles of material within the cleared area to the south. Run off from the stockpiles has created an isolated vegetative wetland within the southern area of the site. The entire site drains to the bordering vegetative wetlands to the west and east as well as the southeast. There is a 350-foot National Grid (formerly New England Power Company) Easement that runs across the project site (Section 3-Project Site Plan Set).

The proposed development is a 250 unit apartment complex to be built in the vicinity of the former gravel pit at the southerly portion of the site in Westford. Proposed access includes a full-access driveway on Littleton Road; emergency access to South Chelmsford Road via the existing gated path. Amenities include a proposed clubhouse with pool, walking paths, and detached garages. An alternative build program of up to 268 apartment units is also under consideration, as well as the possibility of either a 24-foot wide or 27-foot wide driveway. As such, impacts of each build alternative and driveway alternative are presented in the summary of environmental impacts section of this ENF (Section 4 - Architectural Drawing Set).

A comprehensive traffic impact and access study has been completed for the project in accordance with the Town's guidelines and is provided as Section 5. Based on initial consultation with the Town and MassHighway, the Proponent will widen Littleton Road to accommodate an exclusive left-turn lane at the driveway and to provide 3-foot paved shoulders for bicycle accommodation. Adequate capacity is projected along Littleton Road to accommodate site traffic under either the 250 or 268 unit development alternatives.

A proposed wastewater system will be designed to treat an average wastewater flow of approximately 44,220 gallons per day, based on 268 units, through biological and mechanical processes. Treated effluent discharged to the groundwater from the wastewater treatment system will meet the Minor Groundwater Discharge Permit standards set by the Department of Environmental Protection under Title V and include disinfection. Any solids generated from the wastewater treatment process, estimated to be less than an average of 25 pounds per day, will be removed from the site.

The proposed project impacts on Bordering Vegetated Wetlands (BVW) and Non-State Jurisdictional Wetlands (NOI required). There are two foreseeable alternatives that will vary the amount of wetland impact. The first alternative involves a 24-foot wide access drive while the second involves a 27-foot wide access drive. Currently, the 24-foot wide access drive is being proposed by the applicant. This alternative will impact an approximate total of 4,994 square feet of Bordering Vegetated Wetlands (BVW), which will not require an Army Corps Permit. The impact of approximately 4,336 square feet of BVW disturbance is along the entry road and 658 square feet is from approximately wetland flag A105 to approximately wetland flag A115. A wetland replication area of approximately 7,500+/- square feet is proposed with a slope of 3:1 (Section 3- Project Site plan Set, Section 6.0-Wetland Impact Plan (24' road) & Section 6.1-Wetland Impact Plan (27' road)). The impact of 6,013 square feet total of Non-State Jurisdictional wetland area of filling is scattered within this site. The increased (27-foot wide) driveway alternative would impact an approximate total of 9,016 square feet of Bordering Vegetated Wetland (BVW) and would require an Army Corps Permit.

The Stormwater Quality Design for this site will primarily be concerned with removing sediment, trash and other debris from the runoff prior to discharge to the wetlands. The standard used in the State of Massachusetts is a removal of 80% of the Total Suspended Solids (TSS) prior to discharge. Stormwater Rate of Runoff for this site will include Best Management Practices (BMPs) that temporarily store the runoff and release the stormwater at a controlled rate, such as detention basins.

The project does not increase the rate of runoff in the proposed development scenario versus the pre-development scenario. A combination of stormwater management devices will be utilized to treat and detain runoff for the proposed site. A Drainage Report summary has been submitted to the Town of Westford and is provided as Section 7-Drainage Report Summary.

Also, see Sections 6.0 – Wetland Impact Plan (24' road), Section 6.1 – Wetland Impact Plan (27' road), Section 7 – Drainage Report Summary & Section 8 – Estimated Habitats Plan.